



FOR SALE

DETACHED

MLS# W13822226

# 57 Sabrina Drive, Toronto, ON M9R 2J8

Willowridge-Martingrove-Richview, Toronto · M9R 2J8

C\$ 1,349,999

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 4        | 3         | 1,300 | 3       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

Fully Renovated & Move-In Ready Bungalow In A Quiet, Family-Friendly Neighbourhood! This beautifully updated home offers a thoughtfully designed layout with exceptional attention to detail. The impressive chef's kitchen features premium appliances, an abundance of cabinetry & a large island with extensive wrap-around storage, overlooking the spacious open-concept dining & living areas. Enjoy the warmth of an electric fireplace, pot lights & an open concept floor plan that you cant beat, a true entertainers dream! 3 Spacious bedrooms including a primary bdrm with a rare ensuite bath. All bedrooms feature custom B/I closets. The separate-entry finished lower level provides excellent versatility & room for everyone! A true family room with a newer gas fireplace, built in shelves and cabinets. Tons of storage! Plus a 'bonus' large additional bedroom that offers a generous walk-in closet, built-in shelving and a dedicated study area. +Total 4 Bdrms, +3 Baths & 2 Fireplaces+ The finished, climate-controlled garage is a true bonus, complete with its own A/C, black rubber flooring, cabinetry/counter space -ideal as a gym, workshop, office, hobby room or multi-purpose space. Smart-home features include Ring cameras, Nest thermostat, smart appliances, app-controlled garage door & timed exterior lighting. Additional upgrades include updated windows/roof (previous owner) tankless water heater, water softener, owned furnace, sump pump & backwater valve. Outside, enjoy incredible curb appeal with a beautiful front-yard, mature greenery, plus a gazebo perfect for entertaining & a gas line for your BBQ. A wide driveway adds additional parking beyond the garage. Ideally located close to Hwy 401 & 427, Pearson Airport, Etobicoke North GO, UP Express, Kipling Subway/GO, with restaurants, parks, splash pad, tennis courts & everyday conveniences nearby. Catholic & French immersion elementary schools are just a short walk. There's something special about this one!

## FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Public Transit
- ✓ School

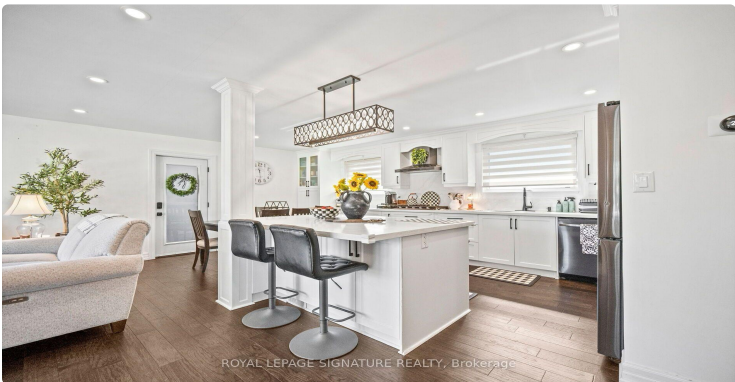
## PROPERTY DETAILS

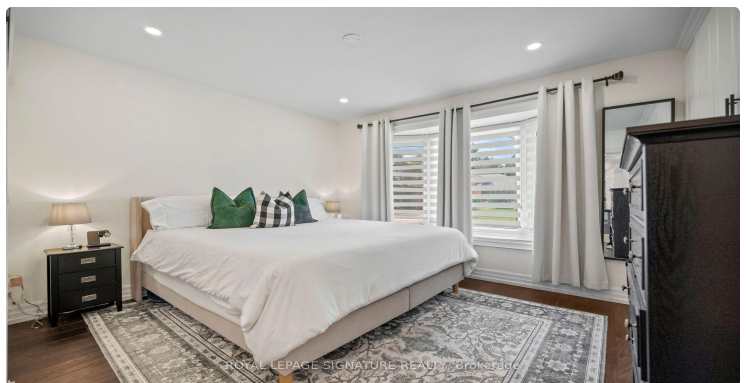
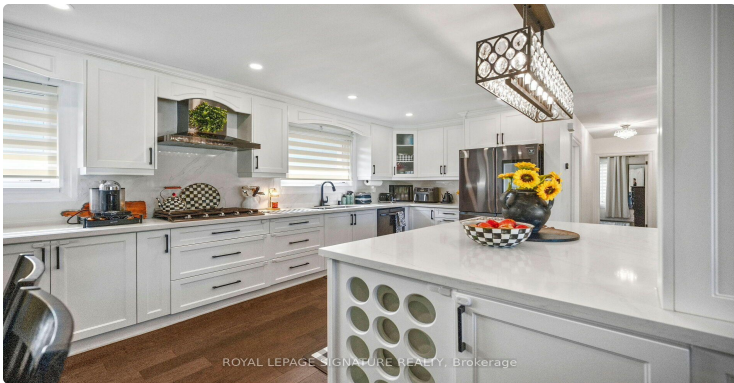
|                |                                  |
|----------------|----------------------------------|
| PROPERTY TYPE  | Detached                         |
| LISTING STATUS | For Sale                         |
| STYLE          | Bungalow                         |
| PROPERTY TYPE  | Detached                         |
| BASEMENT       | Separate Entrance, Finished      |
| FACING         | South                            |
| AREA RANGE     | 1100-1500 sqft                   |
| PARKING        | 3 spaces                         |
| ANNUAL TAX     | \$5,018                          |
| POSTAL CODE    | M9R 2J8                          |
| NEIGHBOURHOOD  | Willowridge-Martingrove-Richview |

# ROOM BREAKDOWN

| ROOM            | LEVEL    | DIMENSIONS | FEATURES                                       |
|-----------------|----------|------------|------------------------------------------------|
| Living Room     | Main     | —          | Open Concept, Large Window, Electric Fireplace |
| Kitchen         | Main     | —          | Centre Island, Open Concept, B/I Appliances    |
| Dining Room     | Main     | —          | Combined w/Kitchen, Pantry, Open Concept       |
| Primary Bedroom | Main     | —          | 3 Pc Ensuite, Closet Organizers, Pot Lights    |
| Bedroom 2       | Main     | —          | B/I Closet, Pot Lights, Window                 |
| Bedroom 3       | Main     | —          | Closet, Pot Lights, Window                     |
| Bedroom 4       | Basement | —          | B/I Desk, Walk-In Closet(s), Window            |
| Family Room     | Basement | —          | Gas Fireplace, B/I Shelves, Pot Lights         |
| Laundry         | Basement | —          | Window, Pot Lights                             |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

ROYAL LEPAGE SIGNATURE REALTY

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.